

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, FEBRUARY 4, 2025**

The Tuesday, February 4, 2025 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members' present were: Ald. Obernberger, Ald. Tully, Ald. Beyer, Ald. Larson, Ald. Mattke and Ald. Neils. Absent: Ald. Obernberger and Ald. Teeter. Also present were: City Administrator Freitag, City Attorney Rogers, Chief Richter and City Clerk/Deputy Treasurer Copsy.

**PUBLIC PARTICIPATION**

None.

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO THE REZONING MAP AMENDMENT FOR THE GENERAL DEVELOPMENT PLAN (GDP)**

(To be introduced for its first reading by Ald. Tully.)

**CITY OF JEFFERSON  
PROPOSED ORDINANCE # 2-25**

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-10.31 of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of parcel number 241-0614-0344-049, 700 Masonic Blvd. from MRL-8 Multifamily Residential District to the zoning designation of MRL-8 PUD Overlay District over MRL-8 Multifamily Residential District.

Description:

LOT 7, MEADOWS ESTATES, DOC 1446297.



Parcel #: 241-0614-0344-049

Address: 700 Masonic Blvd.

Proposed Permanent Zoning Designation: MRL-8 Multifamily Residential with a PUD Overlay District.

Section 2. This ordinance shall take effect and be in full force after passage and publication as provided by law and notification and attestation of the district boundary changes incorporated herein the zoning map, City of Jefferson.

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONING OF PARCEL #241-0614-1122-012 420/422 W. RACINE STREET**

(To be introduced for second reading by Ald. Neils.)

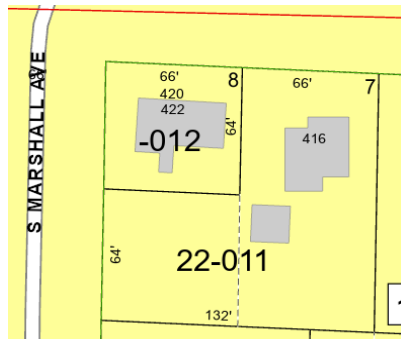
**CITY OF JEFFERSON  
PROPOSED ORDINANCE # 3-25**

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-10.31 of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of parcel number 241-0614-1122-012, 420/422 W. Racine Street from SR-7 Single Family Residential District to the zoning designation of NMH Neighborhood Mixed Use.

Description:

N1/2 OF LOT 8, BLK 15, WEST JEFFERSON.  
SUBJ TO ESMT IN DOC 1374461.



Parcel #: 241-0614-1122-012

Address: 420/422 W. Racine Street.

Proposed Permanent Zoning Designation: NMH Neighborhood Mixed Use.

Section 2. This ordinance shall take effect and be in full force after passage and publication as provided by law and notification and attestation of the district boundary changes incorporated herein the zoning map, City of Jefferson.

**CONSENT AGENDA**

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON  
RESOLUTION NO. 104**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for February 4, 2024, is hereby adopted.

- A. Vouchers Payable for January Payables in the amount of \$1,663,149.56, December Payables in the amount of \$23,006.37, and Manuals in the amount of \$1,413.52. Payroll Summary for January 24, 2025, in the amount of \$205,744.44.
- B. Council Minutes from January 21, 2025, of the Common Council.
- C. 2025 Friends of Goat Island Subsidy-\$2,000.00.
- D. Licenses as Approved by the Regulatory Committee:
  - 1. Operator’s Licenses.
  - 2. Class A Liquor License- Awaken Salon & Wellness Spa.
  - 3. Taxicab License- Brown Cab Inc.

Ald. Beyer, seconded by Ald. Beyer, moved to approve Resolution No. 104. On call of the roll, Motion carried unanimously.

Ald. Schroeder moved, seconded by Ald. Beyer to remove C. 2025 Friends of Goat Island Subsidy-\$2,000.00. On call of the roll, motion carried unanimously.

Ald. Schroeder moved, seconded by Ald. Mattke moved to deny the C. 2025 Friends of Goat Island Subsidy-\$2,000.00. On call of the roll, motion carried unanimously.

**RESOLUTION APPROVING THE 2<sup>ND</sup> AMENDMENT TO THE NESTLE AGREEMENT FOR WASTEWATER TREATMENT SERVICE**

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON  
RESOLUTION NO. 105**

**WHEREAS**, Nestle Purina Petcare is asking for changes to the Agreed Discharge Limits due to the expansion of their Plant with a third production line; and

**WHEREAS**, the City of Jefferson and Nestel Purina Petcare have had an Agreement for Wastewater Treatment Service since 1985 and the Jefferson Water and Wastewater Utility has worked with Boardman

Clark to draft and review the 2<sup>nd</sup> Amendment to the Agreement for Wastewater Treatment Service between the City of Jefferson and Nestle Purina Petcare; and

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein approves the 2<sup>nd</sup> Amendment to the Agreement for Wastewater Treatment Service; and

**BE IT FURTHER RESOLVED**, by the Common Council of the City of Jefferson that the City Administrator is herein authorized and directed to execute any contract or document associated with the above action on behalf of the City of Jefferson following its review by Boardman Clark.

Ald. Mattke, seconded by Ald. Larson moved to approve Resolution No. 105. On call of the roll, Motion carried unanimously.

**RESOLUTION DECLAIRING A BLIGHTED AREA**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION NO. 106**

The City of Jefferson in Jefferson County, Wisconsin, resolves as follows:

**RECITALS**

1. Section 66.1331 of the Wisconsin Statutes, (the "Act"), states that it is the policy of the state to protect and promote the health, safety, and general welfare of the people of the state in which blighted areas exist by the elimination and prevention of such areas; and
2. The Act authorizes the City of Jefferson to undertake certain activities within the City, for the purpose of carrying out redevelopment, blight elimination, blight prevention, and urban renewal programs and projects, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and
3. The City has studied the facts and circumstances regarding the former Tyson Foods property within the City with mailing addresses 1 Rock River Road (with Tax Parcel IDs 241-0614-1124-005) and 135 West Linden Drive (with Tax Parcel IDs 241-0614-1121-036) (together, the "Blighted Property") and due to the deterioration of the facility buildings, significant challenges relating to proximity to the floodplain, and documented history of discharges of hazardous substances to the environment at the Blighted Property, it has been determined that conditions exist on this parcel to justify a finding of blight as defined by Wisconsin Statutes 66.1333(2m)(bm); and
4. The City has evaluated the Wisconsin Department of Natural Resources' Bureau of Remediation and Redevelopment Tracking System ("BRRTS") database entries for the respective former Tyson Foods property and the accounting of dozens of discharges of hazardous substances into the environment; and
5. The BRRTS database has assigned twenty-four (24) unique, assigned BRRTS entries

documenting discharges to the environment, spills, and leaking underground storage tank removals present on the Blighted Property (these separate assigned BRRTS entries are enumerated as follows: 02-28-001528, 02-28-220719, 02-28-235068, 02-28-248184, 03-28-000788, 03-28-001954, 04-28-044631, 04-28-050132, 04-28-052193, 04-28-167498, 04-28-168025, 04-28-177498, 04-28-180851, 04-28-190029, 04-28-191152, 04-28-191266, 04-28-191877, 04-28-213616, 04-28-224247, 04-28-224254, 04-28-224542, 04-28-230190, 04-28-593396, 04-28-593397); and

6. The Wisconsin Department of Natural Resources issued regulatory case closure or no action required for all of the above 24 entries for the Blighted Property by 2000.

7. In 2016, after operating for over one hundred forty (140) years as a meat processing facility, Tyson Foods, Inc. closed its operations at the Blighted Property and cited the age of the facility and prohibitive cost of renovations as reasons for the facility closure; and

8. Since Tyson Foods, Inc. closed the facility, a series of small business entities acquired the Blighted Property and attempted to operate in different capacities, however no entity had a viable business strategy; and

9. Between 2020 and 2024, significant facility infrastructure was removed from the Blighted Property for scrap metal reclamation and has rendered the existing building non-operational; and

10. In May 2024, Jefferson County appraised the Blighted Property part of their due diligence in acquiring the two parcels and the resulting appraisal report concluded the Blighted Property had an appraised value of one dollar (\$1.00); and

11. Later in 2024, Jefferson County acquired the Blighted Property through Wis. Stat. ch. 32 condemnation proceeding due to unpaid property taxes; and

12. On December 30, 2024, Jefferson County and the City entered into an agreement in principle for the City to acquire the Blighted Property; and

13. The City is authorized under Sections 66.1335 and 66.1339 of the Wisconsin Statutes to carry on blight elimination, slum clearance and urban renewal projects in the City; and

14. This Council now finds it necessary and in the public interest to enable the City to undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of property in the City.

**NOW THEREFORE BE IT RESOLVED**, by the Council of the City of Jefferson, Wisconsin, as follows.

1. This Council designates the former Tyson Foods property (the Blighted Property) with Tax Parcel Numbers 241-0614-1124-005 and 241-0614-1121-036 as blighted property which substantially impairs the sound growth of the community. The Blighted Property is approximately 12.555 total acres and is designated on the map attached as **Exhibit A**.

2. The City is acquiring the Blighted Property for the purposes of blight elimination and facilitation of urban renewal projects within the City.

**BE IT FURTHER RESOLVED THAT** this resolution shall become effective upon adoption and publication, as required under Wis. Stat. Section 61.50.

Ald. Schroeder, seconded by Ald. Mattke moved to approve Resolution No. 106. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING AMENDMENT TO DEVELOPER'S AGREEMENT DATED NOVEMBER 13, 2012, BETWEEN CITY OF JEFFERSON AND KUEHN ENTERPRISES, LLC**

(To be introduced by Ald. Larson.)

**CITY OF JEFFERSON  
RESOLUTION NO. 107**

**WHEREAS**, the City of Jefferson and Kuehn Enterprises, LLC (Developer) entered into a Developer's Agreement dated November 13, 2012; and

**WHEREAS**, the Developer intends to develop certain lots located within or adjacent to Tax Increment District No. 7 (TID 7) in the City for residential purposes (the Project). Developer intends to properly subdivide the Parcel into thirteen separate parcels pursuant to this amendment to the Developer's Agreement and petition the City to rezone these lots to allow for the construction of single-family residences and duplex residences; and

**WHEREAS**, the Developer seeks an enhanced development incentive to allow him to complete the Project; and

**WHEREAS**, the City and the Developer have negotiated an amendment to the Developer's Agreement related to this matter that includes terms acceptable to both parties; and

**NOW, THEREFORE BE IT RESOLVED**, that the City of Jefferson herein approves an amendment to the Developer's Agreement dated November 13, 2012, and authorizes the Mayor and City Clerk to execute said amendment on behalf of the City of Jefferson.

Ald. Larson, seconded by Ald. Schroeder moved to approve Resolution No. 107. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 7:22 p.m., carried unanimously on a voice vote.